



LAND AVAILABLE

72 ACRES M/L
CLARKE COUNTY



PEOPLES COMPANY.COM

Listing #15106

LAND AVAILABLE

72 ACRES M/L
CLARKE COUNTY

Price: \$409,814

Net Taxes: \$1,540

CONTACT

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Jake@PeoplesCompany.com

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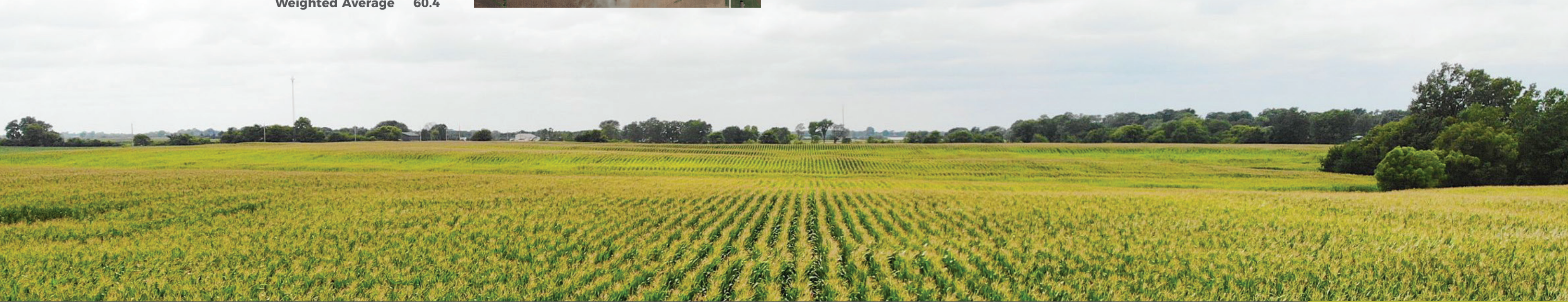
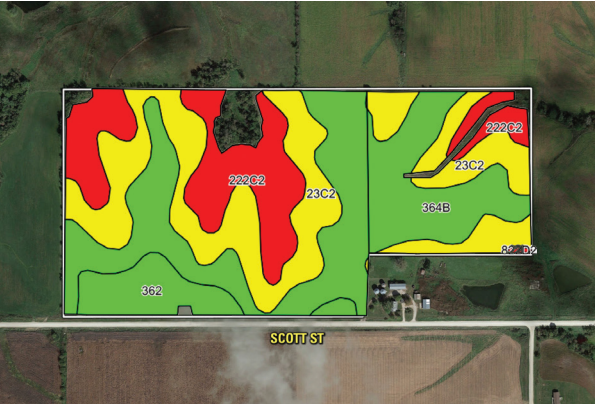
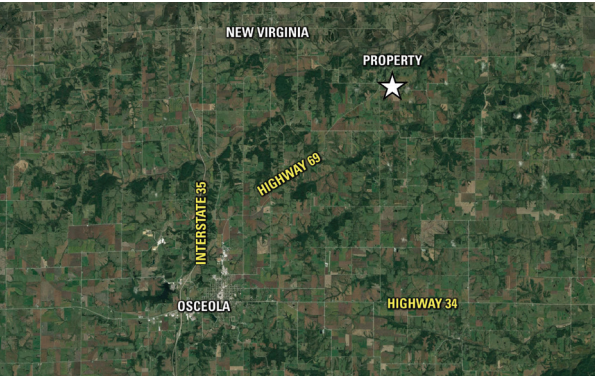
Peoples Company is pleased to market this high quality tillable farm in Clarke County, Iowa. This farm features 72 acres m/l, with 67.85 FSA tillable acres carrying a CSR2 value of 60.4 - considerably above the Clarke County average. The farm has been meticulously managed and custom farmed since the current owners took ownership in 2009. This farm is located just South of the Warren County border near Liberty, Iowa, only a short distance off of Highway 69 and Liberty Highway. Whether you are a farmer looking for more tillable land or an investor who is looking to add to their portfolio, this is an attractive piece to consider. Please contact the listing agents for more details!

DIRECTIONS

From Osceola, Iowa, head North on US Highway 69 for 11.4 miles. Turn right onto Liberty Highway and head south for 350 feet. Turn left onto Scott St and head East for 0.3 miles. The property will be located on the North side of Scott St. Look for Peoples Company signs!

TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
364B	Grundy silty loam	25.83	38.1%	<div></div>	72
23C2	Arispe silty clay loam	22.64	33.4%	<div></div>	62
222C2	Clarinda silty clay loam	13.93	20.5%	<div></div>	28
362	Haig silt loam	5.36	7.9%	<div></div>	83
822D2	Lamoni clay loam	0.09	0.1%	<div></div>	11
Weighted Average					60.4



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INNOVATIVE. REAL ESTATE. SOLUTIONS.
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